



451 FOLLY RD.
JAMES ISLAND, SC

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FURTHER INFORMATION

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work
space

HIGHLIGHTS

Newly renovated in an excellent location on James Island adjacent to Harbor View Road and Publix. Great visibility with signage available on heavily traveled Folly Rd. Extremely convenient to downtown via James Island Connector (3.5 miles). This office is powered by solar and offers a shaded electric car charging station. One suite has a private entrance and all suites share a patio and fenced back yard. Many restaurants within a minute's drive.

Suites are offered as:

- individual offices
- in combination as multi-room office configurations

Pricing starts at \$700



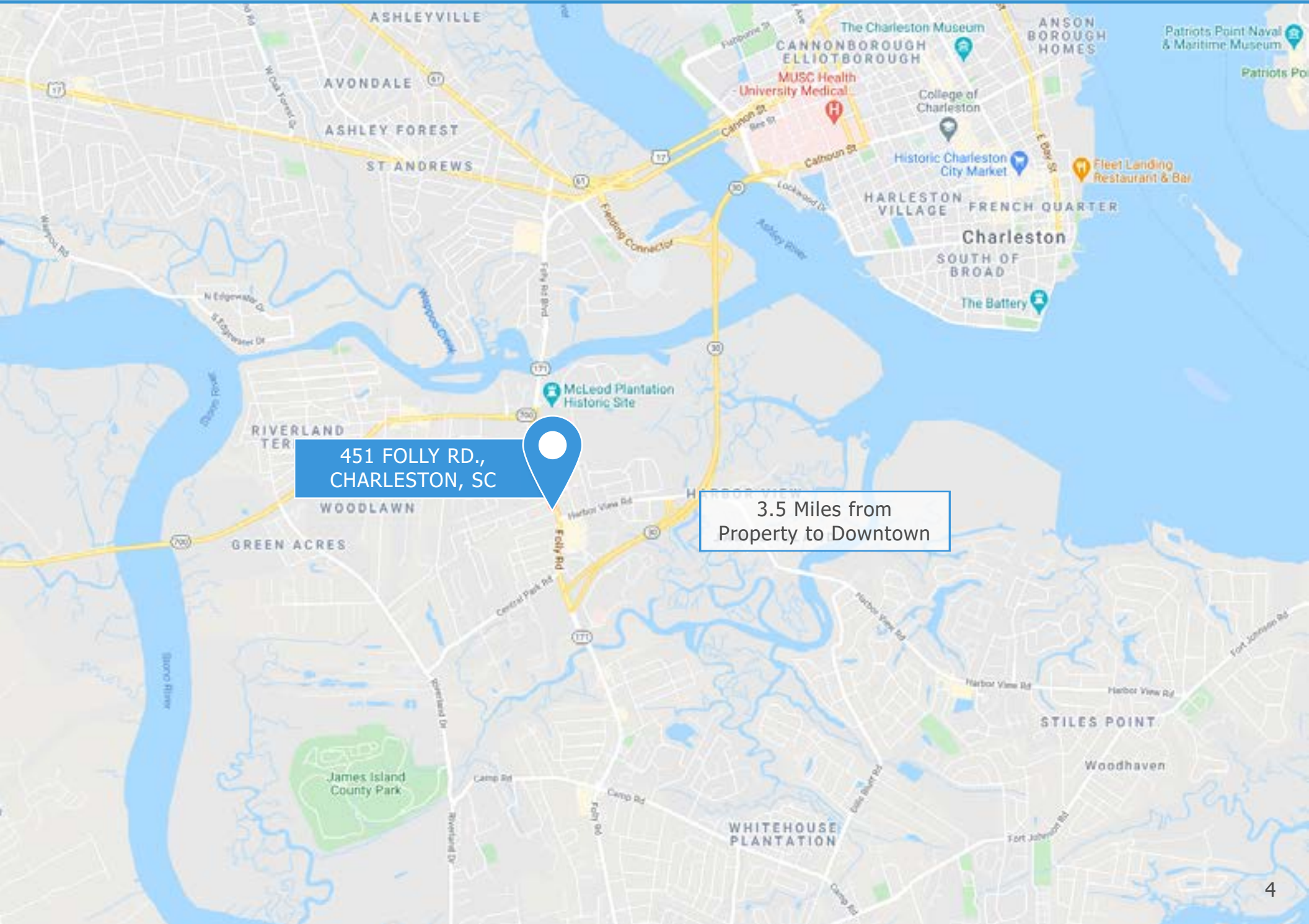
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,743	53,890	120,975
Average HHI	\$94,290	\$106,354	\$97,418

- Off-street parking
- Opportunity to have shaded electric car charging station
- Signage available on heavily traveled Folly Rd. (VPD = 43,800)
- One suite with private entrance
- Patio and fenced backyard
- Solar panels provide approximately 20% of the power used by the building
- Convenient to downtown (3.5 miles), via James Island Connector, only 1 stoplight
- Many restaurants within a minute's drive
- Conference room available for executive suites
- Rent Includes:
 - Electricity
 - Water/Sewer
 - Basic WIFI
 - Janitorial
 - Access to conference room
 - Kitchenette
 - Security

LOCATOR MAP

451 Folly Rd. James Island, SC



451 FOLLY RD.,
CHARLESTON, SC

3.5 Miles from
Property to Downtown

HIGH AERIAL

451 Folly Rd. James Island, SC



WEST ASHLEY



YO!BO **EARTH FARE**
CANTINA FRESCA

No Bull! Phillips Shoes

Staples
THREE LITTLE BIRDS CAFE

OSAKA
Asian Bistro



DOWNTOWN CHARLESTON

CENTRAL BUSINESS DISTRICT

CHARLESTON HARBOR

MAYBANK HWY (30,700 VPD)

COUNTRY CLUB OF CHARLESTON

HARBORVIEW ELEMENTARY SCHOOL



Harris Teeter
Neighborhood Food & Pharmacy

CVS

BARBERITO! STARBUCKS COFFEE

BANK OF AMERICA Bartfield bhere First Citizens Bank

Publix Firestone COMPLETE AUTO CARE CresCom Bank

Melvin's BBQ Firestone UPS Jockey

FOLLY RD (43,800 VPD)



HARBORVIEW RD (23,400 VPD)

La Carreta DUKES

SYNOVUS

Arby's McDonald's



JAMES ISLAND



LOW AERIAL

451 Folly Rd. James Island, SC



451 FOLLY RD.,
CHARLESTON, SC

HARBORVIEW
ELEMENTARY SCHOOL

ALLERGY, ASTHMA &
IMMUNOLOGY CLINIC

First Citizens Bank

HARBOR VIEW RD (13,700 VPD)

MARTELO DR

FOLLY RD (43,800 VPD)

TD Bank

Firestone
COMPLETE AUTO CARE

Edward Jones

O'REILLY'S

BIOCHEM

H&R BLOCK

Publix

POPEYES
PIZZERIA

FAGE

ups

AMERICAN
SALES

Melvin's
BBQ

BANK OF AMERICA

TELFAIR WAY



FLOOR PLAN

451 Folly Rd. James Island, SC

